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November 14, 1962

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MEMORANDUM

TO: Boston Redevelopment Authority

FROM: Edward J. Logue, Development Administrator

RE: GOVERNMENT CENTER; PARCEL 5 DISPOSITION TO THE
GENERAL SERVICES ADMINISTRATION

The architects for the Federal Office Building to be located in Government Center have completed working drawings and these are now under review in Washington. The necessary construction funds have been appropriated.

The General Services Administration has indicated to us that it would like to advertise for construction bids about the end of this year and, naturally, would like either to own the property at that time or to have assurances of the BRA's power to transfer title upon request.

In order to make sure that no delay takes place in construction of this 30 story building, the simplest way to meet this request is for the BRA to approve a disposition agreement permitting transfer of title before the Urban Renewal Plan is approved. Such a procedure is permitted under Federal and State law. Although the existing Early Land Acquisition Loan Contract between the URA and the BRA does not provide for transfer of title prior to Plan approval, URA has informed me that it will grant a waiver to the existing contract, upon our request.

Under applicable law, the agreement would also need the approval of the Mayor and City Council, the State Housing Board and the State Division of Urban and Industrial Renewal.

For these reasons your approval of the attached disposition agreement and deed is recommended at this time. The major provisions of the disposition agreement are as follows:

1. It establishes a price of \$1,200,000 for the land. We have received two re-use appraisals on this parcel - the first by Real Estate Research Corporation of Chicago, and the second by Larry Smith and Associates of Washington, D. C. Both of these appraisals were slightly below the agreed upon price but within 5% of it.



2. General and specific building controls and restrictions applying to the Federal site are incorporated in the disposition agreement. These controls and restrictions will become part of the Government Center Urban Renewal Plan.

3. It provides that the approved plans and specifications for the building will be attached to the disposition agreement, and that this design shall be followed in all significant aspects in the construction of the building.

To proceed on this proposal, your approval of the following items is requested:

1. Resolution approving the proposed disposal price, determining that the proposed agreement is satisfactory, and authorizing execution of the agreement and deed by the Chairman. Under this resolution, the Chairman is authorized to execute the Agreement and Deed substantially in the form of the Agreement and Deed attached to this memorandum, since changes may be required as a result of the required public approvals. If the changes are substantive in nature, the Development Administrator will report these changes to the BRA for its approval prior to the execution of the documents.

2. Resolution authorizing the Development Administrator to request a waiver of the Early Land Contract provisions to permit the proposed disposition.

3. Authorization for the Chairman to submit the agreement to the Mayor and City Council, and to the State Housing Board and the Division of Urban and Industrial Renewal for their approval.

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY APPROVING AGREEMENT,
DEED, AND PRICE FOR PARCEL 5 IN THE GOVERNMENT CENTER PROJECT AREA

WHEREAS there has been presented to this meeting of the Boston Redevelopment Authority a proposed Agreement and Deed for the sale of Parcel 5 in the Government Center Project Area to the General Services Administration; and

WHEREAS the said proposed Agreement and Deed provide for a purchase price for said Parcel in the amount of \$1,200,000, based upon two independent appraisals of the value of said Parcel for uses in accordance with the uses, controls and restrictions set forth in said Agreement.

NOW THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the proposed Agreement and Deed for the disposition of Parcel 5 in the Government Center Project Area to the General Services Administration are hereby approved in all respects and the Chairman is hereby authorized to execute such Agreement and Deed on behalf of the Authority substantially in the form presented to this meeting, subject to:
 - a. Concurrence of HHFA
 - b. All approvals required by Chapter 121 of the General Laws, and Title I of the Housing Act of 1949, as amended.
 - c. Prior public disclosure as required by said Title I.
2. That the proposed price of \$1,200,000 is hereby approved and determined to be not less than the fair value of the Parcel for uses in accordance with the controls and restrictions set forth in the Disposition Agreement.
3. That the General Services Administration, an Agency of the U. S. Government, possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with said controls and restrictions.

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY APPROVING REQUEST FOR
WAIVER OF EARLY LAND ACQUISITION LOAN CONTRACT

WHEREAS under date of September 15, 1961 a Temporary Loan Contract (Early Land Acquisition) for the Government Center Project Area, pursuant to Title I of the Housing Act of 1949 as amended, was entered into by and between the Boston Redevelopment Authority and the United States of America; and

WHEREAS the said Contract provides that the Authority may not dispose of any land in the said Area prior to approval of the Urban Renewal Plan for said Area; and

WHEREAS it is desirable and in the public interest that the Authority be able to dispose of a certain parcel of land in the said Area known as Parcel 5 to the General Services Administration of the United States of America; and

WHEREAS under said Title I, such land may be disposed of provided certain consents are first obtained, and it is the intention of the Authority to obtain such consents prior to the disposition.

NOW THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY, that the filing of a request on behalf of the Authority for a Waiver to said Contract in order to permit the disposition of Parcel 5 to the General Services Administration of the United States of America is hereby approved, and the Development Administrator is hereby authorized to file such a request with the HHFA of the United States of America and to furnish such additional information as may be required by the HHFA.

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VOTED: that the Chairman be authorized to request the consent of the Mayor and City Council, the State Housing Board and the Division of Urban and Industrial Renewal to the proposed disposition of the site within Government Center to the General Services Administration as required by Chapter 121 of the General Laws.

